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December 31, 2012

TO: COUNCILMEMBER IKAICA ANDERSON, CHAIR  
COMMITTEE ON ZONING AND PLANNING

VIA: CYNTHIA NAKAZAKI, COMMITTEE CLERK  
COMMITTEE ON ZONING AND PLANNING

FROM: COUNCILMEMBER TOM BERG

SUBJECT: PROPOSED AMENDMENT TO BILL 65 (2012)  
EWA DEVELOPMENT PLAN

RECEIVED  
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2012 DEC 31 PM 2:42

Pursuant to Council Communication No. 199 (CC 199) and 307 (CC 307) transmitted herewith for consideration by the Committee on Zoning and Planning are five sets of forms, proposing an amendment to Bill 65 (2012) and the attached revised Ewa Development Plan.

Also, pursuant to CC 307, please know that I have emailed the Word files of this proposal to OCS Legislative Analyst Dean Minakami.

Thank you for your consideration.

Enclosures: Ewa DP Amendment proposal and worksheet (five sets)

TB:jb

**DP AMENDMENT PROPOSAL**

DATE: 11/21/12

BILL 65 (2012),

COUNCILMEMBER TOM BERG

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	2.2.1 Community Growth Boundary, Exhibit 2.1 Community Growth Boundary for Ewa, 2.2.2 Retention of Agricultural Lands	2-8, 2-9, 2-12	Move Urban Growth Boundry
JUSTIFICATION FOR AMENDMENT			
Move Urban Growth Boundary south to Mango Tree Blvd - East to Ft Weaver- and West to Kualaka'i Parkway to ensure preservation of important high quality agricultural lands			
DESCRIPTION OF AMENDMENT			
<p>Move Urban Growth Boundary</p> <p>Insert these paragraphs:</p> <p>These are the best agriculture lands on Oahu and all references to Ho'opili as a development project should be deleted from the EDP. There should be continuing use of farmland to serve as a buffer between the two communities of Kapolei and Waipahu, which will keep open and near UHWO for their agriculture graduates and preserve the last part of the Golden Triangle from sugar agriculture times which has not been developed.</p> <p>The Ewa farm lands comprise 34% of the Oahu farmland producing fresh fruits and vegetables for the local market. 90% of the food we eat is imported and we only have one week's supply on island and any catastrophe could cut off our food supply necessary for future survival in an emergency. These Prime agricultural lands contain A and B quality soils and experts call it the highest producing farmland in the world. These special West Oahu farmlands are outside of the coastal areas that would be damaged in a major tsunami event and would be critical in supplying the island with fresh produce.</p> <p>All agricultural districts zoned as Ag 1 or Ag 2 cannot be used for genetically engineered crops or seed production derived for such purpose.</p> <p>Boundary Description:</p> <p>Re-draw the line so it comes down next to the Grace Pacific property and all the way to</p>			

## DESCRIPTION OF AMENDMENT

Farrington, down Farrington to North/South Rd., and then surrounding the Ho'opili property so as to exclude the property from the boundary, rather than include it. There are three pieces of property on the mauka/Waianae side of North-South Rd. and Farrington which should be excluded from the boundary also.

**DP AMENDMENT PROPOSAL**

DATE: 11/21/12

BILL 65 (2012),

COUNCILMEMBER TOM BERG

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	3.6.1 General Policies, Land Use Policies, Table 3.5, Guidelines For Appropriate Zoning, 3.12.2 Guidelines	3-27, 3-54, 3-72	No Ewa Bio-Hazard Lab
JUSTIFICATION FOR AMENDMENT			
There should be NO BIOLAB allowed in Ewa under the Ewa Development Plan			
DESCRIPTION OF AMENDMENT			
<p>Insert Bullet Points:</p> <p>There should be no deadly diseases brought into the Ewa and City of Kapolei for experimentation on live animals. The proposed Level 3 Bio Lab will be built in very close proximity to a child day-care center and many very large nearby home rental developments and Hawaiian Homelands developments. Beyond them in close proximity are elementary, junior and senior schools with thousands of students.</p> <p>The planned Level 3 Bio Lab will work with some of the most dangerous viruses in the world with work performed on live animals. Any possible accidental release of a virus could kill hundreds of people and require a very large community area to be sealed off under long term HAZMAT conditions similar to Marshal Law during WW-II. There are no nearby medical facilities even remotely capable of handling a serious deadly virus outbreak. Everyone in Kapolei and Ewa would be a guinea pig should a Bio Lab experiment go bad or a BioLab employee become careless or possibly even seek to harm a large number of people.</p> <p>The planned Level 3 Bio Safety Lab as proposed for Kalaeloa is sited on unstable karst land known for a sinkhole collapsing suddenly within 300 yards and where archeological examinations revealed other sinkholes close by that were approximately 12 feet deep and later filled. Filling a sinkhole does not eliminate the continuous hydrological activity below ground which will eventually open up the hole again. Heavy rains find these ground holes which act as storm drains and can significantly weaken a filled sinkhole with just 12 hours as water flows below ground carrying away fill materials.</p> <p>The planned Level 3 Bio Safety Lab will very likely become the site of an even far more</p>			

## DESCRIPTION OF AMENDMENT

dangerous Level 4 Bio Lab as the site is located on F-1 zoned military land and there is a known plan to locate a BSL-4 facility in Hawaii which could be used for bio-weapons development. Once a Level 3 BioLab is installed a Level 4 would be deemed Secret and the public never told of its existence. The extreme arrogance of the BSL-3 project in ignoring public opinion all suggests that the community cannot trust this project and a BSL-4 will be next and done under the cloak of a National Security requirement. The public in West Oahu and the Kapolei Neighborhood Board have stated their opposition and there is great distrust in the way the BSL-3 project is being rapidly pushed through ignoring widespread public opposition.

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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	3.10.1 General Policies, 3.10.2 Guidelines	3-56, 3.57	DHHL DeBartolo Shopping Center EDP Compliance
JUSTIFICATION FOR AMENDMENT			
DHHL DeBartolo Shopping Center Compliance With Ewa Development Plan			
DESCRIPTION OF AMENDMENT			
<p>The DHHL DeBartolo Shopping Center project, proposed as the second largest in the State of Hawaii with two large hotels and a massive parking structure, needs to be re-examined by DHHL and conformed to the intent of the Ewa Development Plan. Public hearings are needed along with meetings with DHHL administration to encourage compliance with the EDP. The State and City governments should arrange land swaps with DHHL in the central Kapolei business district so that DHHL can achieve their revenue goals while also being in compliance with the EDP.</p> <p>This massive development project is really not in the right location and is way out of scale with the Ewa Plains skyline, local traffic patterns, close by residential communities and will have enormous impacts on many adjacent cultural and historic sites, such as the State Historic Registered Ewa Plantation Villages, National Historic Registered narrow gauge Oahu Hawaiian railway, National Register eligible MCAS Ewa Field battlefield, National Register eligible MCAS Ewa WW-II and Cold War buildings and the very recently identified Leina a ka Uhane wahi pana, and very sacred spiritual place with known ancient Hawaiian Trails and burial sites. This area has been identified as a Traditional Cultural Place – Hawaiian Sacred Place – eligible for the National Historic Register under categories A &amp; B.</p> <p>There already are significant numbers of commercial shopping centers in the Ewa Plains with still existing expansion capacity providing nearly all of what the area needs and it is not at all clear how the Ewa Plains community can absorb and support a new massive Regional Shopping Center/Hotel complex in a largely rural and suburban community area. It is clearly the wrong place and a bad business plan that DHHL needs to reconsider by arranging land swaps that could better fit with the EDP and their intended Hawaiian homes revenue goals.</p> <p>If past indirectly disclosed plans are true and DHHL intends to have major hi-rise hotel buildings and gambling casino as part of a DeBartolo stealth development scheme, the Ewa Community deserves the opportunity to have input on what could radically change the nearby community.</p>			

DESCRIPTION OF AMENDMENT

**DP AMENDMENT PROPOSAL**

DATE: 11/21/12

BILL 65 (2012),

COUNCILMEMBER TOM BERG

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	4.2.1 General Policies	4-20	No desalination plant in EDP
JUSTIFICATION FOR AMENDMENT			
<p>The concept of Hawaiian ahupua'a sustainability and the Konohiki system should be the guiding policy with no desalination plant in the Ewa Development Plan. New development in the Ewa Plains should cease when there is the clear warning that natural aquifer water resources are being maximized.</p>			
DESCRIPTION OF AMENDMENT			
<p>4.2.1 General Policies</p> <p>Adequacy of Water Supply</p> <p>Add new bullet points to read:</p> <p>Regarding water use policy in the Ewa Development Plan, the concepts of Hawaiian ahupua'a sustainability and the Konohiki system will the General Policy guideline. Without a wise guiding water supply policy based upon centuries of observation and knowledge the Ewa Plains are doomed to a future landscape that is no longer Hawaii but just vastly over built, over crowded and over polluted with exhausted water resources and ever higher public and private maintenance fees.</p> <p>New development approvals in the Ewa Plains will cease when the area's ground water resource tipping point arrives with maximization of natural aquifer water resources. Consideration of potable water using a desalination plant will not be an option in the Ewa development Plan. Maximization of natural aquifer water is a clear warning that the Ewa Plains's water usage has reached a critical milestone and limitation which has outstripped natural sustainability.</p>			



## DP AMENDMENT WORKSHEET

DATE: 11/27/12

BILL 65 (2012),

[illegible]

**DP AMENDMENT WORKSHEET**DATE: 11/23/12

BILL 65 (2012),

PROPOSER	BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	AMENDMENT SUBJECT
BERG	PLAN	3.6.1 General Policies, Land Use Policies, Table 3.5, Guidelines For Appropriate Zoning, 3.12.2 Guidelines	No BioHazard Lab
BERG	PLAN	4.2.1 General Policies	No Desalination
BERG	PLAN	2.2.1 Community Growth Boundary, Exhibit 2.1 Community Growth Boundary for Ewa, 2.2.2 Retention of Agricultural Lands	Urban Growth Boundry
BERG	PLAN	3.4.2 Guidelines, Table 3.2	Historic-Cultural Features
BERG	PLAN	4.1.6 GENERAL POLICIES	North South Rd
BERG	PLAN	4.1.6 GENERAL POLICIES	East West Rd
BERG	PLAN	3.1.1 General Policies, Guidelines	Historic Heritage Trails
BERG	PLAN	Vision, 2.2.2 Retention of Agricultural Lands	Farmland
BERG	PLAN	3.13 Kalaeloa, 3.13.1 General Policies, 3.13.2 Guidelines	HCDA Kalaeloa Coordination
BERG	PLAN	3.10.1 General Policies, 3.10.2 Guidelines	DeBartolo Shopping Center
BERG	PLAN	3.7 Ewa Plantation Villages, 3.7.1 General Policies, 3.7.2 Guidelines	Ewa Village Master Plan

PROPOSER	BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	AMENDMENT SUBJECT
BERG	PLAN	4.6 Drainage Systems, 4.6.1 General Policies, 4.6.2 Guidelines, 3.5 Natural Resources	Ewa Karst Water System

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December 31, 2012

TO: COUNCILMEMBER IKAICA ANDERSON, CHAIR  
COMMITTEE ON ZONING AND PLANNING

VIA: CYNTHIA NAKAZAKI, COMMITTEE CLERK  
COMMITTEE ON ZONING AND PLANNING

FROM: COUNCILMEMBER TOM BERG

SUBJECT: PROPOSED AMENDMENTS TO BILL 65 (2012)  
EWA DEVELOPMENT PLAN

Pursuant to Council Communication No. 199 (CC 199) and 307 (CC 307) transmitted herewith for consideration by the Committee on Zoning and Planning are five sets of forms for 15 proposed amendments to Bill 65 (2012) and the attached revised Ewa Development Plan.

Also, pursuant to CC 307, please know that I have emailed the Word files of this proposal to OCS Legislative Analyst Dean Minakami.

Thank you for your consideration.

Enclosures: Ewa DP 15 Amendments proposal and worksheet (five sets)

COUNCIL COM. \_\_\_\_\_

**DP AMENDMENT PROPOSAL**

DATE: 11/28/12

BILL 65 (2012),

COUNCILMEMBER TOM BERG

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	4.7.1 General Policies, 4.7.2 Guidelines	4-36	Public School Facilities
JUSTIFICATION FOR AMENDMENT			
Requirement that before any new schools in the Ewa Development Plan can be constructed with air-conditioning that all current schools be provided with air-conditioning first.			
DESCRIPTION OF AMENDMENT			
Requirement that before any new schools in the Ewa Development Plan can be constructed with air-conditioning that all current schools be provided with air-conditioning first.			

**DP AMENDMENT PROPOSAL**

DATE: 11/21/12

BILL 65 (2012),

COUNCILMEMBER TOM BERG

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	3.7 Ewa Plantation Villages, 3.7.1 General Policies, 3.7.2 Guidelines	3-35, 3-36	Ewa Plantation Village
JUSTIFICATION FOR AMENDMENT			
Ewa Village Master Plan Needs To Be Completed			
DESCRIPTION OF AMENDMENT			
<p>3.7 Ewa Plantation Villages</p> <p>Local community advocates believe Kalaeloa, the 'Ewa Historic Villages and the Historic OR &amp; L Railway have significant historical and cultural ties worth preserving. They recommend a Special Cultural and Historical Preservation District be established in Kalaeloa / 'Ewa to include: MCAS airfield, the Hawaiian archeological features - sub-surface karst burial sites, streams and estuaries, historic trails, 'iwi (bones), the OR &amp; L Railway, the three (3) 'Ewa Historic Villages (Renton, Tenney and Varona), the plantation Manager's Mansion and the old grave yard.</p> <p>General Policies:</p> <p>The Ewa Village Master Plan needs to be completed before the Ewa Development Plan is passed. To this very day, after many, many years of discussion and announcements, there hasn't been a DRAFT of the Ewa Master Plan released.</p> <p>Ewa Plantation Village has been a victim of many City bungles and financial mismanagements that have been a series of deceptions and false promises. The city abandoned the entire rehab reconstruction program and walked away from the residents of Varona Village, reneging on the promises and commitments made some fifteen years ago. Today, families continue to live in squalid, crumbling and dilapidating housing with sub-standard and unimproved infrastructural conditions - unpaved roads, corroding water pipes, rotting sewers lines and unsafe electrical systems – that have decreased their quality of life and lifestyles.</p> <p>Guidelines:</p> <p>Top National Park Service historians in early 1990's said Ewa Plantation and Managers Mansion deserved National Landmark status. The Plantation buildings, like the Ewa Manager's Mansion,</p>			

## DESCRIPTION OF AMENDMENT

were still in very good condition then. Jim Charleton of the National Park Service said then "I have every reason to believe Ewa Villages is a good candidate to become a National Landmark." It was supposed to be placed on the National Historic Register but this was bungled by the State Historic Preservation Division and only the State register nomination was filed.

Had the Ewa Villages been placed on the National Register there would have been Federal funds available at that time to help preserve the building and grounds. A Preserve America grant had a large amount of money going to Ewa Villages but this was also completely bungled by the State Historic Preservation Division and the final paperwork was never completed. Under City ownership large trees and the Managers Mansion has been left to decay and all the once verdant hedges and large plumeria trees plants left to die.

Ewa Villages was also the victim of the largest fraud in City history. A City official was the mastermind of a scheme that took some \$5.8 million from an Ewa commercial relocation fund by rigging the procurement system, setting up friends and family bids and payments for work either not done or done at inflated costs. Much of the money was gambled away in Las Vegas and never recovered, according to official accounts.

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BILL 65 (2012),

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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	4.1.6 GENERAL POLICIES	4-11, 4-12, 4-14,	East West Connector Road
JUSTIFICATION FOR AMENDMENT			
East West connector road- no Hoopili/Dr Horton development allowed until that road is built first and completed, from Kualaka'i Parkway to Aawa Drive.			
DESCRIPTION OF AMENDMENT			
<p>4.1.6 GENERAL POLICIES</p> <p>Construction of the East West connector road is of primary importance in the Ewa Development Plan and should be accomplished before any further Ewa Plains housing projects are undertaken.</p> <p>Currently great pressure is being placed on Renton Road, in the rural 130 year old Historic Ewa Plantation community, because building contractors and many commuters, often speeding, race through the Ewa Plantation Community where Renton Road links Kapolei Parkway with Fort Weaver Road. There have been deaths and serious injuries where this road speed limit is 25 mph yet cars speed through at 50-60 miles per hour.</p> <p>The East West Connector Road would take enormous pressure off the Ewa Plantation Community as well as provide building contractors the road they will need to use between Fort Weaver and Kapolei Parkway as the East Kapolei area grows.</p>			



**DP AMENDMENT PROPOSAL**

DATE: 11/28/12

BILL 65 (2012),

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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	Vision, 2.2.2 Retention of Agricultural Lands	2-12	Farmland Food Sustainability
JUSTIFICATION FOR AMENDMENT			
The Critical Need To Preserve Top Grade Irrigation Ready Food Sustainability Farmland			
DESCRIPTION OF AMENDMENT			
<p>The State of Hawaii Department of Agriculture has confirmed that a majority of the Ho'opili lands slated for development are classified as "A" or "B" grade, or "prime" lands under the state's agricultural land grading system. In the city's 'Ewa Development Plan the Ho'opili project lies within the "urban growth boundary" and is therefore eligible for real estate development.</p> <p>Ewa old-timers from the O'ahu Sugar Plantation have described this area under what is now managed by Aloun Farms as "the golden triangle." These have been some of the most productive grounds historically for agriculture from the sugar days forward to diversified ag. Four food crops a year can be grown in this area, which already has full natural aquifer irrigation available, unlike many other agricultural sites where water isn't readily available.</p> <p>This would be a tremendous loss to Ewa's healthy food sustainability needs. To cover them over with real estate development is totally counter to the logic of sustainability.</p>			

**DP AMENDMENT PROPOSAL**

DATE: 11/21/12

BILL 65 (2012),

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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	3.4.2 Guidelines, Table 3.2	3-20, 3-22	Ewa Historic & Cultural Resources
JUSTIFICATION FOR AMENDMENT			
Historic Civilian, Military and Hawaiian Cultural Features either not currently recognized in the Ewa Development Plan or not sufficiently defined in the Ewas Development Plan need listing.			
DESCRIPTION OF AMENDMENT			
<p>3.4.2 Guidelines, Table 3.2</p> <p>Leina a ka Uhane (spiritual leaping off place back to the homeland of Tahiti) – wahi pana (sacred place) which was The very recent 2012 HART TCP (Traditional Cultural Place) Survey Report by SRI and Kumupono documented a major sacred wahi pana (sacred place) called a Leina a ka Uhane – the Spirit Leaping Place, which is National Register Eligible as a TCP and Historic District. This area covers a significant amount of Kalaeloa and areas above Roosevelt Road, which is not reflected in the Ewa Development Plan. This area was known as Kanehili and encompasses Hawaiian trails, habitation sites, burial sites and traditional cultural practice areas.</p> <p>Ewa Marine Corps Air Station sites: (These were generally identified during the 1999 BRAC and also later in the 2011 AECOM-Mason Architects Ewa Battlefield survey documents.)</p> <p>Historic Pride Baseball Field, part of the original 1941 Ewa Mooring Mast Field facilities plan, evolved during the WW-II MCAS Ewa era into a full professional size hardball field during the war due to the popularity of military baseball leagues and significant baseball player talent drafted into military service. At well over 65 years, the baseball field is eligible for the National Register of Historic Places. Officially named Pride Field after a famous WW-II aircraft carrier pioneer and later Navy admiral, the baseball field became part of Navy Special Services during the NAS Barbers Point era and eventually became a public baseball field after the base closure. Today the historic field is divided into four smaller ball fields for mostly Little league use and still hosts many well attended baseball tournaments and events.</p> <p>Other National Register Eligible MCAS Ewa sites:</p> <p>During the BRAC transfer SHPD signed documents with the stipulation that the ENTIRE MCAS Ewa is National Register Eligible due to the many historic, cultural and archeological</p>			

## DESCRIPTION OF AMENDMENT

sites (located within the eastern Kalaeloa area.) These include-

1925 Ewa Navy Mooring Mast Field, site of Naval Airship Mooring Mast and subsequent 1932 Ewa Mooring Mast Field, military training airfield.

1941 Ewa Field Oahu Railway spur into Ewa Field, a major logistical facilities feature.

1941-52 Admiral Pride baseball field (still in use today as a baseball field),

1942 aircraft revetments, eligible as the Ewa Field Aircraft Revetment District,

1943-44 Quonset Huts and Warehouses, eligible as the Ewa Field Historic Warehouse District,

1958 Navy Patrol Wing Headquarters and many other historic special operations,

1960's Navy SOSUS complex, eligible as the Ewa Field Cold War Era Historic District.

During the BRAC transfer much of the Naval Air Station Barbers Point is National Register Eligible due to many historic, and archeological sites (located within the Western Kalaeloa area.) These include-

1942-45 air crash sites, military bunkers and historic buildings, as well as major Hawaiian archeological sites with Hawaiian trails, iwi kupuna burials and extensive ancient settlements.

1942-45 NASBP Operations area with tower, hangars, fire station, etc.

1942-45 NASBP Historic WW-II housing Area, including admiral's large home.

1942-45 NASBP Coastal defense bunkers still dot the Ewa Coast shoreline, however some were removed by Haseko in what appears to be an illegal demolition.

#### Ewa Village Battlefield

In addition, historic Ewa Villages also qualifies as a National American battlefield because the village and mill complex was extensively attacked on December 7, 1941 with significant injuries and two civilians killed, which is not reflected in the Ewa Development Plan. This battlefield identification is currently undergoing a survey and documentation process as part of a 2012 American Battlefield Protection Grant provided through the National Park Service.

The Oahu Railway line from Ewa to Nanakuli, currently on the National Historic Register. The Ewa Hawaiian Railway Society train station, yard and train barn was placed on the State Historic Register in 2012, which is not reflected in the Ewa Development Plan.

Other important Ewa sites that are National Register Eligible but not listed on the Ewa Development Plan include:

Battery Arizona at Kahe Point (Electric/Tracks Beach). On the hillside above is a major tunnel structure and bunker system where during WW-II the 14 inch guns of the battleship USS Arizona, sunk on December 7, 1941, were placed as part of a coast artillery defense system. The guns were later removed but the extensive bunker-tunnel system remained in use for many years as a Civil Defense Emergency facility for the West Oahu area operated by the City and County of Honolulu which now owns the site. This historic WW-II site is National Historic Register Eligible and not listed in the Ewa Development Plan.

## DESCRIPTION OF AMENDMENT

Camp Andrews was a WW-II Navy Rest and Recreation Center located on the Waianae Coast, about a mile past Ko Olina on the mauka side of the highway and adjacent to the still existing Oahu Railway line. The Camp Andrews entrance- white stone pillars, still exist as well as some interior features and a WW-II air-raid shelter. This historic WW-II site is National Historic Register Eligible and not listed in the Ewa Development Plan.

Very special Ewa Historic Trails, first identified on Western maps in 1825. The Honolulu City Council passage of Ewa Plains trails resolution 12-172, CD1, urged the preservation and recognition of these special Hawaiian historic trails in the Ewa Plains. This was followed through with coordination with the State of Hawaii "Na Ala Hele" Hawaii Trail and Access Program to begin the geographic information system registration of the Ewa Plains trails into the State's historic trails inventory. The 1825 Malden Trail Map and 1878 "Southside of Oahu" published maps shows them going down to Kualaka'i and the other to One'ula on the Ewa shoreline to Hawaiian settlements. These historic trails are National Historic Register Eligible and not listed in the Ewa Development Plan.

Other trails of an historic nature will also be included in the "Na Ala Hele" Hawaii Trail and Access Program, such a equestrian trails, as the Ewa Plains has an extensive Paniolo and ranching history and many of these historic trails still exist. Money to fund preservation and eventual restoration already exists from FHWA monies for the trails program.

Also not apparently included is Ordy Pond, a very large freshwater pond and massive Karst sinkhole which today is becoming increasingly polluted due to an adjacent large dirt raceway operated on leased DHHL land just next to the pond site and a complex of nearby very important Hawaiian cultural sites. These historic pond is tied in with WW-II history as well as Hawaiian cultural history and is National Historic Register Eligible and not listed in the Ewa Development Plan.

**DP AMENDMENT PROPOSAL**

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BILL 65 (2012),

COUNCILMEMBER TOM BERG

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	3.1.1 General Policies, Guidelines	3-2	Ewa Historic Heritage Trails
JUSTIFICATION FOR AMENDMENT			
Preservation of Special Ewa Plains Historic Heritage Trails			
DESCRIPTION OF AMENDMENT			
<p>3.1.1 General Policies</p> <p>Recognize that there still are very special Ewa Historic Trails, first indentified on Western maps in 1825. The Honolulu City Council passage of Ewa Plains trails resolution 12-172, CD1, urged the preservation and recognition of these special Hawaiian historic trails in the Ewa Plains. This was followed through with coordination with the State of Hawaii "Na Ala Hele" Hawaii Trail and Access Program to begin the geographic information system registration of the Ewa Plains trails into the State's historic trails inventory. The 1825 Malden Trail Map and 1878 "Southside of Oahu" published maps shows them going down to Kualaka'i and the other to One'ula on the Ewa shoreline to Hawaiian settlements.</p>			

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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	3.13 Kalaeloa, 3.13.1 General Policies, 3.13.2 Guidelines	3-75, 3-77	HCDA Kalaeloa Coordination
JUSTIFICATION FOR AMENDMENT			
HCDA Kalaeloa Coordination with Ewa Development Plan			
DESCRIPTION OF AMENDMENT			
3.13.1 General Policies			
Add bullet point:			
Recognize that Kalaeloa has a very unique historic and cultural history that will greatly encumber roadways and development plans due to overlays of the WW-II Battlefield, many National Register eligible historic military structures, and the identified National Register eligible Traditional Cultural Property of Kanehili which has ancient Hawaiian Trails and many SHPD registered habitation sites and burial areas located within a vast ancient coral reef Karst matrix.			
3.13.2 Guidelines			
Add bullet point:			
HCDA should conform to the Ewa Development Plan and not allow Spot Zoning projects which may not be compatible with the adjacent Ewa communities and commercial/industrial areas.			

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BILL 65 (2012),

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BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	4.1.6 GENERAL POLICIES, 5.4.3 ADEQUATE FACILITIES REQUIREMENT	4-11, 4-12, 4-14, 5-16	Kapolei Business District
JUSTIFICATION FOR AMENDMENT			
Build the downtown business district in Kapolei proper defined by boundaries of Kalaeloa Boulevard to the west and Ft. Barrett Road to the east parallel between Kapolei Parkway and Farrington Highway.			
DESCRIPTION OF AMENDMENT			
4.1.6 GENERAL POLICIES 5.4.3 ADEQUATE FACILITIES REQUIREMENT  Build the downtown business district in Kapolei proper defined by boundaries of Kalaeloa Boulevard to the west and Ft. Barrett Road to the east parallel between Kapolei Parkway and Farrington Highway.			

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BILL 65 (2012),

COUNCILMEMBER TOM BERG

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	4.6 Drainage Systems, 4.6.1 General Policies, 4.6.2 Guidelines, 3.5 Natural Resources	4-28, 4-29, 4-32, 3-26	Ewa Plains Karst Water System
JUSTIFICATION FOR AMENDMENT			
The Ewa Plains is composed of a major ancient coral reef Karst water system with important hydrological and geological features that requires special mitigations, as well as possible land development hazards.			
DESCRIPTION OF AMENDMENT			
<p>Add a new paragraph to read:</p> <p>The Ewa Development Plan on the Ewa Plains must consider the above ground drainage system impacts on the below ground ancient coral reef Karst water system that flows from the mountains to the sea through a network of porous and very transmissible channels and waterways. This Ewa Plains underground Karst water system is documented by the US Geological Survey, US Fish &amp; Wildlife, University of Hawaii's SOEST and Coastal Geology programs, State Water Board and Honolulu City and County commissioned hydrology studies. Restored Ewa Plains sinkholes have been documented to show that native Hawaiian shrimp will naturally appear without restocking due to the interconnected below ground water flow.</p> <p>Add a second to read:</p> <p>Significant historic documentation has shown on the Ewa Plains the existence of sinkholes and below ground caves during construction of WW-II military airfields and Kalaeloa Harbor. Sinkholes and caves have collapsed during construction with cavities large enough to swallow trucks and bulldozers. It has been found that sinkholes filled in years past with rocks and sand can eventually reopen as major heavy rains use the sinkholes as natural storm drains and wash the fill material away, allowing for a ground surface collapse.</p> <p>Add a third paragraph to read:</p> <p>Karst is a major area of US and international scientific interest with the Ewa Plains consisting of approximately 50 square miles of underground ancient coral reef which has been found to go</p>			



DESCRIPTION OF AMENDMENT
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<p>down as deep as 1000 feet along the shoreline and then tapering back towards the volcanic Waianae mountain range. The Ewa Plains consists of a classic Karst landscape with a variety of small and large sinkholes numbering in the tens of thousands, disappearing streams, reappearing springs, caves and wetlands fed by below ground water flows. Karst awareness in the Ewa Plains is especially important because of instances where iwi kupuna are buried in dry karst caves and sinkhole sites, as has been well documented in numerous archeological surveys. Every karst sinkhole found in a construction site area should be investigated by a professional archeologist.</p>
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**DP AMENDMENT PROPOSAL**

DATE: 11/21/12

BILL 65 (2012),

COUNCILMEMBER TOM BERG

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	4.1.6 GENERAL POLICIES	4-11, 4-12, 4-14,	North South Rd
JUSTIFICATION FOR AMENDMENT			
Kualaka`i Parkway should terminate at Roosevelt Road and Coral Sea Road becomes main arterial thoroughfare to the Ewa shore and as second access route for Haseko development.			
DESCRIPTION OF AMENDMENT			
<p>4.1.6 GENERAL POLICIES</p> <p>North South Rd - Kualaka`i Parkway should stop at Roosevelt Road and not continue further south into area that is both a National Battlefield as defined by the National Park Service American battlefield Protection program and also major sacred Hawaiian wahi pana known as a Leina a ka Uhane- a place where spirits leap into the next world. The HART 2012 TCP (Traditional Cultural Place) study recommended this entire area as National Register Eligible as both a TCP and Historic District.</p> <p>The North South connection should be Coral Sea Rd. which already exists nearby and was designed to become a four lane parkway since its construction in the 1940's. An open right-of-way already exists now to connect Kapolei Parkway directly to Coral Sea Road at a location near the DHHL headquarters building. This better route would not only avoid what will be massive DOT section 4f issues of running a roadway through a National Battlefield and major sacred Hawaiian cultural site where many iwi kupuna burials have been documented. In this exact same area also are the routes of the 1825 Malden Trails identified by the 1999 Navy BRAC survey done by archeologists Tuggle, etc.</p> <p>In addition, the Coral Sea route will do far less damage to Hawaiian Railway Society, which has it's rail yard on the State Historic Register and it's track on the National Historic Register.</p>			

**DP AMENDMENT PROPOSAL**

DATE: 11/27/12

BILL 65 (2012),

COUNCILMEMBER TOM BERG

BILL/PLAN	NO. AND TITLE OF SECTION OR EXHIBIT	PAGE	AMENDMENT SUBJECT
PLAN	4.1.6 GENERAL POLICIES, 5.4.3 ADEQUATE FACILITIES REQUIREMENT	4-11, 4-12, 4-14, 5-16	Ewa Transportation
JUSTIFICATION FOR AMENDMENT			
<p>Change from "should" to "shall" in 4.1.6 GENERAL POLICIES. Adequate capacity for peak-hour H-1 freeway commuting is agreed to be Level of Service D. The H-1 freeway has been at E for years, and will be at F by 2030—with Rail and without Ho’opili.</p> <p>The ‘Ewa Neighborhood Board approved of changing “should” to “shall” in all of these statements.</p>			
DESCRIPTION OF AMENDMENT			
<p><b>4.1.6 GENERAL POLICIES</b></p> <p><b>Transportation System Functions.</b> To support Ewa's role as the site for the Secondary Urban Center and a major growth area for new residential and employment development,</p> <p>its transportation system <u>should shall:</u></p> <ul style="list-style-type: none"> <li>• Provide adequate access between residences and jobs, shopping, and recreation centers in Ewa as development occurs;</li> <li>• Provide improved access to and from adjacent areas, especially Central</li> </ul>			

## DESCRIPTION OF AMENDMENT

Oahu; and

- Provide adequate capacity for major peak-hour commuting to work in the

Primary Urban Center. (Although the share of residents who will both live

and work in Ewa is projected to increase from 17% in 1990 to 44% by 2020, a

majority of residents will still commute to jobs outside the region.)

**Adequate Access and Services.** Before zoning approval is given by the City Council for new residential and commercial development in Ewa, the Department of Transportation Services, Department of Planning and Permittings, and State Department of Transportation, as appropriate, ~~should~~ **shall**:

(1) report if adequate transportation access and services can be provided with

existing facilities and systems, or (2) If adequate capacity cannot be provided by existing facilities, recommend conditions that ~~should~~ **must** be included as part of the zone change approval in order to assure adequacy.

No permits for additional housing tracts can be attained until Kapolei Parkway is completed, the widening of Ft. Barrett Road is completed, the extension of Makakilo Drive has been completed and all other roads identified as substandard within the Kalaeloa District are brought to city standards as well as the completion of the Leeward Bikeway.

#### 5.4.3 ADEQUATE FACILITIES REQUIREMENT

All projects requesting zone changes shall be reviewed to determine if adequate public facilities and infrastructure will be available to meet the needs created as a result of the development. Level of Service Guidelines to define adequate public facilities and infrastructure requirements will be established during the Capital Improvement Program.

## DESCRIPTION OF AMENDMENT

In order to guide development and growth in an orderly manner as required by the City's General Plan, zoning and other development approvals for new developments ~~should~~ **shall** be approved only if the responsible City and State agencies indicate that adequate public facilities and utilities will be available at the time of occupancy or if conditions the functional agency indicates are necessary to assure adequacy are otherwise sufficiently addressed.

The Department of Planning and Permitting will review and summarize any individual agency's findings regarding public facilities and utilities adequacy which are raised as part of the EA/EIS process. The Department of Planning & Permitting will address these findings and any additional agency comments submitted as part of the agency review of the zone change application and recommend conditions that ~~should~~ **must** be included in the Unilateral Agreement or Development Agreement to insure adequacy of facilities.